1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION (30 PTS)

1.a Target Area and Brownfields (8 points)

1.a.i Background and Description of Target Area (3 points):

The Town of Walpole, NH, population 3,809[1], historically flourished as an agricultural community on the rich soils of the Connecticut River, but changes to the global economy have diminished farming jobs transforming the economy from goods producing to service-providing (mostly retail)[2]. With the exception of three distinct village areas (including Walpole Center, the target area of this proposal) the town is mostly rural (only 7.5% of the land cover is developed), with only 108.5 people per square mile.[3] Walpole Center, population 499[1], hosts a mix of housing, commercial, office and municipal land uses and the subject brownfield site, the former Central Plating site, is the only industrial land use in the target area. Walpole Center is the oldest place in Cheshire County (median age is 59.6)[1] and is the epitome of what NH Center for Public Policy has called "the silver tsunami": the increasing trend of an aging population coupled with young people leaving the State for more economic opportunities. Walpole Center is economically vulnerable, given its disproportionate number of retirees (42.8%)[4], their extremely low mean retirement income (only $13,229), and the loss of young workers in the area.[5]

1.a.ii Description of the Brownfield Site(s) (5 points):

A thriving plating facility from 1963 through 2006, the former Central Plating Site is tucked in the center of the village, adjacent to residential apartments, a restaurant, offices, a bank, and a mini mart. The Site occupies a total of 0.28 acres on two adjoining lots. Only a former waste-water pre-treatment building containing hazardous building materials remains on site. The plating building was demolished in 2012 and in its place is a sparsely vegetated dirt footprint. Surficial and deeper soils contain high concentrations of hexavalent chromium (a carcinogen) and trivalent chromium, well above regulatory standards and at hazardous waste concentrations.

These soils comprise a mass of 555± tons and the impacts extend into the groundwater above a clay aquitard, as much as 17 ft below grade. In addition, there is another estimated 215± tons of soil beneath wastewater sumps in the remaining building. Impacts to groundwater from these source areas exceed state and federal standards for chromium, nickel, cadmium, and arsenic. In addition, discharges of plating bath fume suppressants and Teflon (used as a metal coating) led to groundwater impacts of per- and polyfluoroalkyl substances (PFAS) well above state standards for this emerging class of contaminants which are also identified as possible carcinogens.

Impacted soils are a literal hop-skip-and-jump from the apartments and the central village parking lot abuts the most severely impacted soils. Although the Town has municipal water, the Central Plating Site is surrounded by surface water pathways to the nearby Connecticut River including storm sewer infrastructure (catch basins) and an open water brook (Mad Brook).

1.b Revitalization of the Target Area (12 points)

1.b.i Redevelopment Strategy and Alignment with Revitalization Plans (7 points):

Walpole Center's experience with the silver tsunami effect,[6] the increasing pressure placed on its legacy farmlands (it has shrunk from 33 to 3 farms since World War II), and a stagnating

[1] 2013-2017 American Community Survey 5 Year Estimates, Table S0101
[2] Economic and Labor Market Information Bureau, NH Employment Security, 1990-2017
[3] United States Geological Survey National Land Cover Database, 2011.
[4] 2013-2017 American Community Survey 5 Year Estimates, Table DP03
[5] Between 2010 & 2017, Walpole Center's 18-64 population *decreased* 26%, but its 65+ population *increased* 79% (Source: 2006-2010 & 2013-2017 American Community Survey 5 Year Estimates, Table S0101)
[6] Its labor force shrank 68.3% to 57.2% in only 7 years due to retirements and the outflow of young workers (Source: 2006-2010 & 2013-2017 American Community Survey 5 Year Estimates, Table S2301)

economy (it is located in the only NH county that has lost jobs since the national recovery from the Great Recession[7]), are all challenges that the Town recognizes it must face head-on. Recent economic activity, which has amounted to development proposals for "dollar stores," chain gas stations, and other low paying retail jobs on former prime agricultural land, are not in keeping with Walpole's vision of itself. Walpole's revitalization strategy is simple: to focus on revitalizing its village areas, while preserving its rich, heritage farmland.

To achieve its revitalization vision, the Town of Walpole and other stakeholders continue to use zoning, land purchases and conservation easements to preserve its farmland and green spaces. The strategy for increasing vitality in its village areas has required more creative approaches. Improving walkability by reallocating road space between walkers, bicyclists and motorists is one of Walpole's strategies to foster village vibrancy and economic activity.[8] Parking has become another important objective. Village centers are dense places with small lots designed in the 18th century, before the automobile. The lack of off-street parking has created a development conundrum for the 21st century. Parking need is a reality in this century as transit service is anemic in NH[9], and the haphazard, illegal "on-street" parking that shops and offices rely on for employees and customers works against the "walkability" goals Walpole has for its village areas.

Therefore, the redevelopment of the Central Plating Site into off-street, in-fill parking aligns perfectly with our revitalization strategy, which supports in-town employers with needed employee and shopper parking. The parking will add as much as 40 spaces to the adjoining lot (a 50% increase) and reduce "on-street" parking in the Center that creates disorder and safety issues for walkers, bicyclists and motorists. The added parking provides easy access to nearby commercial and civic buildings, allowing for Walpole to better support its Center. Further, the redevelopment plan includes the creation of a small pocket park with benches and plantings at the south end of the Site and installation of the town's first public E-vehicle charging stations, an amenity targeting the needs of the aging population and welcoming young families.

1.b.ii Outcomes and Benefits of Redevelopment Strategy (5 points):

The Central Plating Brownfield redevelopment plan has the following outcomes: (1) enhance access to and the sustainability of town services and businesses; (2) help redirect development pressures from Walpole's farmland into infill property where infrastructure (roads and water) is already in place; (3) support Walpole's existing senior population and attract new families looking to live and work in walkable places; (4) promote environmental stewardship with the development of a pocket park and the development of the town's first public E-vehicle charging station; and (5) increase property values that will pay for the maintenance of the Center.

The additional parking accommodates 40 village employees or 300 commerce visits per day and will grow business activity and support village viability by retaining existing and attracting new businesses. The proximity of the parking facility to the Center ensures access to medical, commercial, and municipal resources takes pressure off on-street parking and allows for the addition of designated disability parking spaces and more walkable streets. The parking also allows the village to compete with strip development where free parking is plentiful, but development patterns are eroding Walpole's farmland and undermining Walpole's efforts to maintain economically vibrant village areas.

[7] https://www.dailyyonder.com/job-growth-falters-in-rural-counties/2018/10/23/28169/
[8] Walpole, NH was one of the first NH communities to adopt a Complete Streets Policy in 2017.
[9] New Hampshire does not currently invest state monies in transit (Source: NH Department of Transportation)

The plan's inclusion of a pocket park nestled amongst village buildings under the canopy of a mature maple tree will add much-needed green space to the village to relax and congregate, and creates a ride-service meeting place at the heart of the village for those that cannot drive.

In addition to the environmental benefits of reduced travel by meeting needs locally within the Center, the installation of the only electric car charging stations in the area will encourage sustainable life choices (E-vehicle use) that save energy and reduce airborne pollution.

Finally, the plan removes an abandoned building with deteriorating lead paint, mitigates human health risks associated with soils scarred and toxic from past industrial activity, thereby increasing property values, leading to increased tax revenues and reinvestment in the town.

1.c Strategy for Leveraging Resources (10 points)

1.c.i Resources Needed for Site Reuse (7 points):

Central Plating remediation will require an estimated $730,000. If awarded, the United States Environmental Protection Agency (US EPA) Brownfields Cleanup Grant of $500,000 will leave a shortfall of $230,000 for remediation, plus the longer-term continuing obligation costs (such as the long-term monitoring of compounds recalcitrant to degradation), estimated as $100,000 over a 15-year period.

In anticipation of acquiring the property to meet critical village infrastructure needs and achieve health risk hazard mitigation, the Town applied for a cleanup grant from the New Hampshire Department of Environmental Services (NH DES) revolving loan fund. The grant was awarded in the amount of $100,000 to be used for soil transportation and disposal costs contingent upon award and primary use of US EPA Cleanup funds.

The Town acquired the Site on January 3, 2019, with the intent of seeking and securing US EPA funds. As part of property acquisition the Town successfully negotiated for and secured a $175,000 environmental escrow from the estate of the deceased former property owner to assist with clean-up and continuing environmental obligations. Approximately $145,000 of the escrow is accounted for as leveraged funds, and about $30,000 will apply toward the match.

The following funding source documentation is included as an attachment to the proposal:

- January 3, 2019 deed: $175,000 escrow, $145,000 earmarked as leveraged funds; and
- January 8, 2019 NH DES Commitment Letter: $100,000 leveraged funds contingent on US EPA Brownfields Cleanup Grant award.

The availability of these leveraged funds makes Site remediation possible and preserves the Town's limited available resources to support redevelopment costs. Not shown above are the resources already leveraged by committed stakeholders to advance the Site through environmental assessment and remedial planning: $70,000 Walpole Foundation; $73,998 Southwest Region Planning Commission US EPA Assessment funds; $8,109 NH DES.

1.c.ii Use of Existing Infrastructure (3 points):

The Central Plating Site abuts the current parking lot which has access from three drive ways: two are off Main Street and one enters from Westminster Street. A classic infill project that is an appropriate use for an otherwise landlocked brownfield, these small parcels add significantly to the existing parking infrastructure[10] and opens up Walpole Center's streets to create a more

[10] According to 2015 Census figures, 316 or 26% of all employees working in the Town of Walpole work in Walpole Center; this parking will support the workforce growth.

walkable environment. Electrical service is already available at the property for the planned Level 2 EVSE 240 or 208-Volt electric car charging stations for employee or patron vehicles.

From a broader perspective, supporting the village, which in and of itself is existing infrastructure (water, sewer, electric, function buildings, sidewalks), the project decreases pressure on greenfield development. The planned pocket park enhances village infrastructure by making a needed space to rendezvous for drop-offs/pickups, or rest.[11]

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT (20 POINTS)

2.a Community Need (12 points)

2.a.i The Community's Need for Funding (3 points):

With no sales or income tax, NH is far more reliant on property taxes than most other states to meet a variety of needs. Unfortunately, Walpole Center's property taxpayers are disproportionately older (median age is 59.6), no longer working (42.8% retired), and surviving on extremely low retirement incomes ($13,229 per year).[12] What's more, the Town is facing a number of looming infrastructure project needs including a large sewer system upgrade and dam project to hold back water on the hillside above Walpole Center. In addition to an overreliance on property taxes, the cost of services and infrastructure are increasingly being downshifted from the State to local municipalities, putting even greater pressure on local property taxes. For example, in 2010, the state eliminated the $25 million shared revenue program, which used to divide money among NH cities and towns. County taxes have increased 17% this past year and education costs continue to go up every year although our school population continues to drop as the Town and the State age. As such, the Cleanup of Central Plating, which has the immediate cost of $730,000 (and estimated continuing environmental obligation costs of $100,000 over 15 years) is a significant cost that Walpole would not be able to address without financial support.

2.a.ii Threats to Sensitive Populations (9 points):

(1) Health or Welfare (3 points)

Walpole Center is a high risk community. As stated previously it is the oldest community in Cheshire County (median age 59.6), much higher than the median ages of NH (42.7) or the US (37.8).[11] Seniors are higher risk for COPD, emphysema, and chronic arthritis, osteoporosis, dementia, and kidney disease. While these conditions can be brought on by age, they can also be greatly exacerbated by environmental exposures. The Center is serviced by municipal water, yet critical exposure pathways do exist: (1) inhalation of dust as winds mobilize fine grained soils from the sparsely vegetated former plating building footprint, and (2) incidental ingestion due to the presence of exposed soils.

The abandoned Site building, shrouded in alligatoring lead paint, and impaired earth left in the plating building footprint invite vandalism and inflict blight upon nearby affordable apartments and surrounding village and is a disincentive to investment. US EPA grant funds make redevelopment possible by leveraging contingent funds which collectively pay for remediation.

(2) Greater Than Normal Incidence of Disease, Adverse Health Conditions (3 pts)

Central Plating surface soils contain chromium and PFAS. Exposures can increase the risk of cancer and can cause respiratory irritation, asthma and chronic bronchitis: the very diseases that most effect Walpole's seniors. The presence of brownfields and other cumulative environmental issues can affect public health by increasing the risk of cancer, birth abnormalities, asthma, and lead poisoning. County level data shows that the target area already has higher incidences of

[11] Resting areas are a key infrastructure piece for Walpole's aging population in Walpole's Complete Streets policy.
[12] 2013-2017 American Community Survey 5 Year Estimates, Tables S0101 and DP03.

several cancers including leukemia, myeloma, non-Hodgkin Lymphoma, ovary, stomach and uterine cancers than NH and the US. In addition, the County has higher rates of death from brain, breast, leukemia and ovary cancers than NH and the US.[13] Cheshire County also has a significantly higher rate of adults with asthma at risk from obesity related co-morbidity and asthma exacerbation when compared to NH.[14]

A US EPA grant will fund building and impacted soils removal under controlled conditions and include monitoring of air quality. Residents will wonder less about dust outside their apartment and on the front porch furniture, and will be reassured that grandkids can play safely intown.

(3) Economically Impoverished/Disproportionately Impacted Populations (3 points)

As noted previously, a disproportionate number of Walpole Center residents are low income. In fact, the proportion of households in the Center with income and benefits less than $25,000 is 20.7% compared to 7.6% for NH and 11.7% for US.[15] Walpole Center and the area proximal to the Site includes a high density of more affordable apartments including a great deal of senior housing. These renters tend to be lower-income residents, and seniors living on fixed income. Therefore, senior and lower income residents are apt to be disproportionately affected by Site environmental conditions. Logically, seniors and lower income residents will preferentially benefit from remediation implemented through the award of US EPA cleanup funds.

Also, Walpole's seniors and lower-income residents benefit most from the planned park and off-street parking benefits seniors by allowing more on-street disability parking and walkable streets.

2.b Community Engagement (8 points)

2.b.i Community Involvement (5 points):

In addition to Town support (Selectmen's Office, Highway Department, Police Department, use of town resources and facilities) the following community partners and stakeholders will provide meaningful support and guidance, as noted in the table below:

Partner Name	Point of Contact	Specific Role in the Project
The Walpole Foundation (Non-profit community investor and abutter)	Raynie Laware 802.376.9972	Provide design input; key stakeholder providing access to Site.
Mascoma Bank (owner of adjoining off-street parking, abutting bank)	Katie Dearborn 603.756.9293	Provide input on parking lot integration and design.
Citizen Abutters (private phone numbers not listed)	David Adams Felicia Phillips Jane Vesper	Stakeholder input on clean-up planning and implementation, redevelopment outcomes.
Walpole Senior Citizens Group (Village target population)	Jerry Galloway 603.756.4006	Target population voice, liaison to ensure Sr. community needs are met.
Southwest Region Planning Commission (planning resource)	J.B. Mack 603.357.0557	Programmatic support, strategic and community development planning.
Monadnock Alliance for Sustainable Transportation	Henry Underwood 603.357.0057	E-vehicle charging stations design resources and funding guidance.

[13] New Hampshire State Cancer Registry, 2015 (latest data available).
[14] Behavioral Risk Factor Surveillance Survey, 2015 (latest data available).
[15] 2013-2017 American Community Survey 5 Year Estimates, Table DP03

2.b.ii Incorporating Community Input (3 points):

Walpole is a tight-knit community and frequent engagement of stakeholders is essential for outcomes responsive to village needs. Therefore, the Selectboard will provide updates and solicit community input in monthly scheduled meetings, and more focused engagement at three dedicated public meetings at key project milestones. During the initial meeting a Clean-up Task Force comprised of Partner, NH DES, and US EPA representatives will be created as a guiding body. Meeting agendas will be posted in the CLARION newspaper, the Walpolean, online news alert, the Town web page and on public bulletin boards. Responses to questions or concerns will be made during the public meetings and in writing posted on the web page. Published project documents will be accessible for comment at Town Hall and on the Town's web page.

To date, the community has already participated in three public Town Hall meetings pertaining to this specific project, including discussions on property contamination, acquisition and re-use.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS (35 POINTS)

3.a Proposed Cleanup Plan (8 points):

The cleanup of the Central Plating Site requires: (1) the elimination of human exposure risks and ongoing sources to groundwater impacts arising out surface and near-surface releases of plating solutions, metal coating products, and process-related substances (containing metals and PFAS); and (2) the ability to integrate with Site re-use plans. An analysis of brownfields cleanup alternatives (ABCA) was conducted to evaluate the effectiveness, feasibility and cost of three remediation options for Site contamination. Site contaminated media include:

- Soils beneath a system of wastewater sumps in the Site building, and in the footprint of the demolished industrial building, especially beneath the area of the plating lines; and
- Groundwater impacted by the noted releases.

Because site contaminants are not volatile in their current state, soil vapor and indoor air quality do not require remedial planning (other than for airborne dust from soils). The vertical and horizontal extent of metals-impacted soils is characterized in detail. Impacts extend through silty sand to a clay layer as much as 17 ft below grade. Chromium levels are high and most soils greatly exceed the toxicity characteristic leaching procedure 20x contaminant threshold. Therefore, cost estimates consider that most soils test hazardous by characteristic, once generated (i.e., excavated and stockpiled). State PFAS soils standards have not been established. However, because the primary PFAS source is co-located with plating area soils it will also be mitigated.

After thorough evaluation, "Excavate and Dispose of Soils with Soil Remediation Standard Exceedances" was the selected cleanup alternative. The Site building will be abated of hazardous materials, the sump's contents removed and properly disposed of, and the building demolished to access underlying contaminated soils. Non-regulated building materials are to be recycled to the extent practicable. Soil exceeding NH Env-Or 600 standards will be excavated from beneath the Site building sumps and the former plating area, field screened and segregated/stockpiled based on degree of contamination (which may allow for some disposal cost savings), tested for waste characterization, and disposed of at appropriate permitted facility(ies). Non-regulated soils will be reused as backfill in remedial excavations on the lot of origin and beneath the proposed parking lot pavement section, but above the groundwater table. With grant-funded cleanup completed, the compact Site will provide a clean canvas for the redevelopment plan. Site ground-water monitoring, which will not impede re-use plans, is required until standards are met.

3.b Description of Tasks and Activities (12 points)

3.b.i Project Implementation (6 points):

The following tasks, all of which are eligible for clean-up grant funding, will be implemented as indicated below. Timelines are listed for each subtask using quarter-year increments over the three-year grant period for the quarter in which the task is completed (i.e., Q1-Q12).

Task 1. Cooperative Agreement Oversight. The Town Project Director (TPD) will: develop, organize, and administer programmatic and cleanup activities (through Q12); assemble a Brownfield Cleanup Task Force comprised of Town, Southwest Region Planning Commission (SWRPC), US EPA, and NH DES staff and community stakeholders (by Q1); and select a Qualified Environmental Professional (QEP) through a competitive process in accordance with 40 CFR 30, with Task Force input (by Q2).

Task 2: Community Outreach and Engagement. The TPD will: notify the adjacent land owners and community organizations of cleanup schedules (through Q6); hold three dedicated public meetings to educate and update the community regarding cleanup and proposed redevelopment (by Q4); and prepare public outreach materials (through Q12). Outreach, communication, and responses to input will be provided at monthly Town meetings and prior to undertaking the cleanup efforts, during remediation, and following the successful completion of remediation.

Task 3: Site Specific Activities. The QEP will: prepare final ABCA and specifications (by Q3); prepare a site-Specific Quality Assurance Project Plan (SSQAPP) for post-abatement clearance sampling, PFAS delineation and confirmatory sampling, and waste characterization sampling (by Q3); subsequent to NH DES and US EPA documents approval, assist the Town with clean-up contractor bid solicitation and Town remediation contractor selection processes (by Q4).

Task 4: Oversee Site Cleanup. The QEP, working at the direction of the TPD, will oversee cleanup activities (abatement/demolition, excavation/disposal, restoration) and perform project monitoring and reporting to ensure compliance with the specifications (by Q7).

3.b.ii Task/Activity Lead (3 points):

The TPD is in responsible charge for the project to ensure that project implementation conforms with agreement requirements. The TPD will rely on her capable team for guidance: NH DES (regulatory), US EPA (for programmatic clarifications, draft work products review), and the QEP (for professional services). Town support staff (TSS) are available to support the TPD. In addition, SWRPC (Project Partner) has extensive Brownfields program experience and has pledged assistance. As such, the TPD is the lead for Tasks 1 and 2.

The QEP lead (with TPD oversight) is required for design and implementation of Tasks 3 and 4.

The Town Health Officer will review specification requirements for air monitoring, will be provided work plans, and timely information on asbestos abatement and soils excavation air monitoring to ensure resident safety is maintained and have authority to intervene, as warranted.

3.b.iii Cost Share (3 points):

The 20% grantee match/cost share ($100,000) is comprised of the estimated allocations below:

- Tasks 1, 2, 3, and 4 TPD, TSS (including Health Officer) costs and supplies ($17,105);
- Task 4 service/equipment hourly fees for police detail (car and cruiser) for security services and for traffic control (4 weeks) as trucks enter or leave the Site ($16,700);
- Task 4 Highway Department equipment plus operator fees and clean backfill material and placement costs once the Site has been remediated ($50,775). $11,660 of this task total is for rental cost and materials purchase; and

- Payment of cost-share/match from dedicated funds for the balance ($15,420).
- No administrative fees have been budgeted for cost share or reimbursement.

3.c Cost Estimates and Outputs (10 points)

3.c.i Cost Estimates (7 points):

The below cost estimates incorporate Town employee and resource cost data, regional contractor's rate data, as well as solicited soil disposal costs for Site contaminants.

Budget Categories		Project Tasks ($)				
		Cooperative Agreement Oversight	Community Outreach & Engagement	Site-Specific Activities	Oversee / Site Cleanup	Total
Direct Costs	Personnel	$6,384	$2,988	$2,828	$2,828	$15,028
	Fringe Benefits	$576	$432	$192	$192	$1,392
	Travel	-	-	-	-	-
	Equipment	-	-	-	-	-
	Supplies	$140	$395	$75	$75	$685
	Services	-	-	-	$67,475	$67,475
	Contractual	$2,000	$7,250	$26,400	$479,770	$515,420
	Other (subawards)	-	-	-	-	-
Total Direct Costs		$9,100	$11,065	$29,495	$550,340	$600,000
Indirect Costs		-	-	-	-	-
Total Federal Funding (not exceed $500,000)		2,000	$7,250	$26,400	$464,350	$500,000
Cost Share (20% of requested federal funds)		$7,100	$3,815	$3,095	$85,990	$100,000
Total Budget (TDC + IC + CS)		$9,100	$11,065	$29,495	$550,340	$600,000

Additional cost detail is provided below (note: TPD costs will not include fringe benefits, TSS cost does include fringe benefits; timeline assumes implementation will occur over 24 months):

Task 1. Cooperative Agreement Oversight. TPD is allocated 24hrs x $50/hr = $1,200 for QEP selection; and 3hr/mo x 24mo x $50/hr = $3,600 for program development, organization, and oversight of Brownfields cleanup. TSS are allocated 3hrs/mo x 24 mo x $30/hr (pay plus fringe benefits) = $2,160, for programmatic needs (quarterly Assessment, Cleanup & Redevelopment Exchange System (ACRES) updates, municipal match resource coordination, TPD support, etc.), plus $140 supplies. QEP is allocated 20hrs x $100/hr = $2,000 for programmatic support.

Task 2: Community Outreach and Engagement. For monthly Town meetings: TPD is allocated 1hr x 24mo x $50/hr = $1,200; TSS are allocated 1.5hr x 24mo x $30/hr = $1,080. For three dedicated outreach meetings: 3 ea x 4hrs x $50/hr = $600 TPD; 3 ea x 6hrs x $30/hr = $540 TSS plus $395 supplies (brochures, ads, mailer). QEP services ($7,250) include 65hrs x $100/hr plus travel/expenses over the 24-months for outreach. This total includes QEP costs for three dedicated meetings, at $1,250 each (10hrs x $100/hr QEP preparation plus $250 travel expense and supplies) and an additional 35hrs x $100/hr in support of monthly meetings.

Task 3: Site Specific Activities. For review and comment on QEP deliverables and participating in contractor selection TPD is allocated 46hrs x $50/hr = $2,300. TSS are allocated, 24hrs x $30/hr = $720 plus $75 postage/copies for bid solicitation, selection and negotiation support. $26,400 is budgeted for QEP services including the final ABCA, SSQAPP, specifications and contractor bid documents, and bidder Site walk and selection process management.

Task 4: Oversee Site Cleanup. TPD and TSS budget is identical to Task 3. The Town is also providing the following services: police detail for truck traffic (4 weeks) and security ($16,700); restoration materials and services (hauling/placing/compacting 610 tons gravel: $50,775). Contractor costs are for abatement, demolition, excavation, stockpiling, loading, partial backfill, air monitoring. Hazardous waste soils are disposed at an estimated rate of $350/ton (nearly $300,000). NH DES leveraged funds will cover disposal costs to augment the EPA grant; therefore, tabulated cleanup costs were reduced by $100,000. Total contractor grant-funded costs are $397,770, estimated. QEP cost for abatement, cleanup and restoration oversight, soils testing (delineation, field screening, confirmatory, waste characterization) and reporting is $82,000.

3.c.ii Outputs (3 points):
Central Plating Brownfield Clean-up Project outputs will be:

- Outreach Agendas (3), Published Materials (2), Outreach Responses and Summaries (24);
- Final ABCA (Remedial Action Plan as required by the NH DES);
- SSQAPP, detailing data quality objects and quality assurance and control measures;
- Contractor Bid Specifications and Plans, detailing clean project requirements; and
- Remedial Implementation Report – Documents the remedial activities and results.

3.d Measuring Environmental Results (5 points):
The Town (TPD and support staff) will create a detailed and comprehensive schedule for milestone completion, the outline for which is presented in **Section 3.b.i**, above. Progress will be tracked and measured relative to the schedule using appropriate software, any deviations will be assessed, corrective measures will be identified and implemented, and the schedule revised as appropriate.

Public updates on a monthly basis is high-frequency public engagement intended to optimize communication of progress, solicit input, allow for incremental refinements in approach, and garner support. Significant setbacks that are within the control of the Town are, therefore, unlikely. Furthermore, because the Site and clean-up approach is well understood, adherence to the schedule is probable. The 24-month project implementation schedule allows an additional 12 months for adjustments, in the event of unforeseen delays. In addition to use of available scheduling software, progress will be tracked and measured via ACRES and quarterly reporting.

The primary outcome of this project will be the abatement and removal of the Site building and removal and disposal of contaminated soils that presently pose a health risk to the village and are an ongoing source to groundwater impacts. Issuance of a Certificate of Completion by the NH DES will provide State liability relief through New Hampshire Brownfields Program, as the Town and Site are presently enrolled in that state program.

Finally, the Town will have a backfilled Site, a clean canvass upon to paint the Town's vision of enhanced village off-street parking, E-vehicle charging stations and a functional pocket park.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE (15 POINTS)

4.a Programmatic Capability (9 points)

4.a.i Organizational Structure (5 points):

The Town of Walpole has the capability of managing and completing grant services within the three-year performance period. Peggy Pschirrer, the Select Board Chair, with over thirty years in management experience, governance issues and fund raising, will provide project supervision, resource coordination and project communications as the TPD. TSS will include: Richard Kreissle, an accountant and Director of Finance; Thomas Goins, a retired corporate accountant, and Town Treasurer; and Margaret Palmer, an Assistant Treasurer to ensure procedures for handling all grant funds meet all agreement requirements. Sarah Downing, our very capable Manager of Administration, will fulfill reporting and related administrative requirements.

In addition, the Town will select a QEP (see **Section 4.a.ii**) with the qualifications necessary to be a team resource for programmatic needs. Our proposed budget allocates sufficient funds for this role and it is envisioned that the TPD and TSS will work closely with the QEP.

4.a.ii Acquiring Additional Resources (4 points):

The Town regularly issues Requests for Proposals, negotiates contracts, and engages contractors to meet Highway Department, Recycling, and Water and Sewer Department needs. In addition, as noted in **Section 2.b.ii**, in our first public outreach meeting we will be establishing a Cleanup Task Force comprised of selected community partners/stakeholders, and SWRPC (a successful US EPA Brownfields Assessment grantee), NH DES, and US EPA representatives. The Task Force will assist with procurement of grant services (including QEP and contractor services), which will be in strict accordance with requirements under the US EPA grant agreement and all applicable state and federal requirements. Once selected, the QEP will provide assistance for technical and programmatic project needs, including technical aspects of contractor selection.

4.b Past Performance and Accomplishments (6 points)

4. b. ii No Prior US EPA Brownfields Grant. Other Assistance Agreement Experience.

(1) Purpose and Accomplishments (3 points) Walpole receives State assistance funds and grants, managed and administered in accordance with funding requirements. Recent examples include: (1) An August 2017 NH State Highway Grant ($119,99.51) to redesign and install storm drains and a culvert. The Town hired a State-approved Engineer, selected a contractor through a fair and competitive process, and negotiated a construction contract. Work begins on-schedule, in February. Design documents comply with NHDES requirements, physical repairs are in progress, and expenditures align with the budget. (2) Annual State of NH road maintenance grants ($125,000 typical). The Road Agent and Select Board collaborate to prioritize funds use in conformance with an implementation schedule. Projects status and fund expenditures reporting is maintained internally. Work is successfully implemented each year on schedule and on budget. (3) A State Moose Plate grant ($10,000), approved by the NH Executive Committee and the Governor, for Library improvements. Design, including public input, was completed prior to the grant award. Contractor selection was through a fair and competitive process. Groundbreaking for building improvements is in April for completion in Fall 2019. The Town provides updates at public meetings and is accountable to the NH Department of Cultural Resources.

(2) Compliance with Grant requirements (3 points)
Walpole's State funding awards management, and project outputs and outcomes (as noted above) comply with agreement requirements, and no corrective actions have been issued.